

Amendments to the Claims:

The following listing of claims will replace all prior versions, and listings, of claims in the application:

1.-37. (Canceled)

38. (Currently Amended) ~~A storage medium~~ One or more storage mediums, comprising:

 a database containing records on a plurality of residential properties in a first geographic region, wherein each record of the database includes a first field containing an AVM value of each respective property; and

 wherein when accessed by a computer, the database enables the computer to perform at least one AVM-related query associated with at least one residential property.

39. (Currently Amended) ~~The storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least one of:

 a first set of properties that includes a majority of single-family dwellings in each of at least two counties;

 a second set of properties that includes a majority of townhouses in each of at least two counties; and

 a third set of properties that includes a majority of condominiums in each of at least two counties.

40. (Currently Amended) ~~The storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least two of:

 a first set of properties that includes a majority of single-family dwellings in each of at least two counties;

 a second set of properties that includes a majority of townhouses in each of at least two counties; and

a third set of properties that includes a majority of condominiums in each of at least two counties.

41. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of townhouses in each of at least two counties; and

a third set of properties that includes a majority of condominiums in each of at least two counties.

42. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein each record of the database includes a second field containing an identifier of each respective property.

43. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 42, wherein when accessed by a computer, the database enables the computer to produce at least one of: (1) a respective AVM value based on a property identifier, and (2) one or more property identifiers based on at least one AVM value.

44. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 42, wherein when accessed by a computer, the database enables the computer to produce one or more property identifiers based on a range of AVM values.

45. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 42, wherein each record of the database includes a third field containing geographic location information of each respective property.

46. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 45, further comprising map display information in a map storage medium, wherein

when accessed by the computer, the map information and the database enables the computer to produce at least one map display that includes at least one icon representing associated with at least one property embedded within the map display.

47. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 46, ~~wherein the map display includes at least one respective AVM value associated with at least one icon embedded within the map display.~~ 45, further comprising map display information in a map storage medium, wherein when accessed by the computer, the map information and the database enables the computer to produce at least one map display that includes at least one respective AVM value associated with at least one property embedded within the map display.

48. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 46, further comprising aerial display information in a map storage medium, wherein when accessed by the computer, the aerial display information and the database enables the computer to produce at least one photographic display that includes at least one icon representing associated with at least one property embedded within the photographic display with at least one respective AVM value associated with at least one icon embedded within the photographic display.

49. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 40, further comprising an assessment field containing a tax assessment of each respective property.

50. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein a majority of properties in the database are offered for sale.

51. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 50, wherein the database contains at least one of:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of condominiums in each of at least two counties offered for sale.

52. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 50, wherein the database contains at least two of:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of condominiums in each of at least two counties offered for sale.

53. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 50, wherein the database contains:

a first set of properties that includes a majority of single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of condominiums in each of at least two counties offered for sale.

54. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 51, wherein the database includes another field containing an offer for sale value of each respective property.

55. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains records on a ~~plurality of residential properties in each of two or more counties or parishes.~~ majority of single-family dwellings in at least one county or parish.

56. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains records on a plurality of residential properties in each of two or more states.

57. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 56, wherein the database contains records on at least a majority of single-family dwellings in each of each of two or more states.

58. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains records on at least a majority of single-family dwellings in at least one state.

59. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least one of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of existing townhouses in each of at least two counties; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties.

60. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least two of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of existing townhouses in each of at least two counties; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties.

61. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of existing townhouses in each of at least two counties; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties.

62. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least one of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of existing townhouses in each of at least two counties; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties.

63. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains at least two of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a majority of existing townhouses in each of at least two counties; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties.

64. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two states;

a second set of properties that includes a majority of existing townhouses in each of at least two states; and

a third set of properties that includes a majority of existing condominiums in each of at least two states.

65. (Currently Amended) The ~~storage medium~~ one or more storage mediums of claim 38, wherein the database contains:

a first set of properties that includes a substantial portion of existing single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a substantial portion of existing townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a substantial portion of existing condominiums in each of at least two counties offered for sale.

66. (Currently Amended) A system for creating a database, comprising:

a computing device configured to compute a respective AVM value for a plurality of residential properties in a first geographic region and store each respective AVM value in a database located on a one or more computer-accessible ~~medium~~ mediums such that,

when accessed by a computer, the database enables the computer to perform at least one AVM-related query associated with at least one residential property.

67. (Currently Amended) A method for forming a database, comprising:

computing a respective AVM value for a plurality of residential properties within a first geographic region; and

storing each of the first AVM values in a database located on a one or more computer-accessible ~~medium~~ mediums such that, when accessed by a computer, the database enables the computer to perform at least one AVM-related query associated with at least one residential property.

68. (Currently Amended) An apparatus for providing real estate related services, comprising:

~~a storage medium~~ one or more storage mediums that ~~includes~~ include a database containing records on a plurality of residential properties, wherein each record of the database includes a first field containing an automated valuation model (AVM) value of each respective property, an AVM value being an estimated market value of a property generated by a computer software program that analyzes data using an automated process, and wherein the database includes a set of first properties that includes at least one of a majority of existing single-family dwellings, a majority of existing townhouses and a majority of existing condominiums in each of two or more states; and

a report system capable of accessing the database and providing at least one AVM value for at least one residential property to a user based on at least one consumer initiated query of the database.

69. (Currently Amended) The apparatus of claim 68, further comprising:

a at least one graphic storage medium containing graphic information related to a plurality of residential properties in the database, wherein the report device is configured

to provide a graphic representation of at least a first residential property and a surrounding area of the first residential property.

70. (Previously Presented) The apparatus of claim 69, wherein the graphic information includes at least one of an aerial photograph and a map.

71. (Previously Presented) The apparatus of claim 68, wherein the reporting system includes computer software downloaded onto a computer accessed by the consumer via the Internet.

72. (Currently Amended) An apparatus for providing real estate related services, comprising:

an access device for initiating Internet access to a computer-based system to enable a user to initiate at least one AVM-related query associated with at least one residential property using ~~a storage medium~~ one or more storage mediums that includes include:

a database containing records on a plurality of residential properties, wherein each record of the database includes a first field containing an automated valuation model (AVM) value of each respective property, an AVM value being an estimated market value of a property generated by a computer software program that analyzes data using an automated process;

wherein the database includes a set of first properties that includes at least one of a majority of existing single-family dwellings, a majority of existing townhouses and a majority of existing condominiums in each of two or more states a county or parish.

73. (Currently Amended) The apparatus of claim 72, wherein the device includes software downloaded onto a computer accessed by ~~the~~ a consumer via the Internet.

74. (Previously Presented) The apparatus of claim 73, wherein the device further includes a computer-based devise for downloading the software onto one or more remote computers via the Internet.